

## Cleveland Park Is An Ideal Suburban Section

Has All City Advantages and Many Artistic Homes Have Been Erected in This Beautiful Locality.

Cleveland Park is generally recognized as one of the most attractive suburban sections of Washington. It possesses advantages which commend it to the most exacting individuals, and the beauty of its location is such as to enhance the architectural value of its scores of artistic homes.

### Unusual Activity at This Time.

While this subdivision has always commanded the attention of the investor and the homebuyer, the fact that the new Connecticut avenue bridge is nearing completion has awakened unusual activity in the real estate of this section. This bridge will bring the park in closer communication with the commercial center of the city, and therefore adds to the desirability of the section as a residential suburb.

As a result of this renewed interest new streets are being graded through the park and quite a number of attractive homes are being erected, not a few of which have been sold already, though they will not be completed for some weeks.

Cleveland Park appeals strongly to the well-to-do classes of would-be suburbanites. The homes and the grounds of the subdivision give evidence of the fact that the owners take great personal interest in beautifying the surroundings and keeping them in harmony with the natural picturesqueness of the locality.

The architecture of the homes differs greatly, many of the residences having been constructed on very unique lines, but every design shows taste, and it would be hard to find an unartistic home in the entire subdivision.

The driveways through the park are exceptionally picturesque. Particularly is this true of the Bridge road, which winds its way toward Rock Creek Park under a very cover of overlapping shade trees.

### All Advantages of City.

But the attractiveness of the homes and the natural beauty of the landscape are not the only points which commend Cleveland Park to one who is looking for a suitable site for a suburban residence.

### Cleveland Park's Assets.

Located in a highly elevated part of the District.

Value of property being enhanced on account of the new Connecticut avenue bridge.

Natural surroundings exceptionally picturesque and beautiful.

High artistic standard being maintained by builders of homes.

Has benefit of car service over both street railway company lines.

All the conveniences of city lights, water, gas, and sewerage.

Police and fire protection; city mail delivery.

Broad thoroughfares and well-kept sidewalks.

This section has practically all the advantages of the city.

City gas, electricity, water, and sewerage are installed. There is ample police and fire protection, and the car service is excellent.

In this latter respect the Park has an advantage over the great majority of suburban subdivisions around Washington. It is located between two car lines, operated by the two traction companies of the District. The residents therefore profit by the service of competing lines, and a splendid schedule is guaranteed.

The Park's Environment.

The Park is in the very center of that section of Washington which has a great future as the site of magnificent educational institutions. In this vicinity also it is proposed that the representative Episcopal cathedral of America shall be built.

The location of educational and religious institutions in the vicinity gives a tone to the section which cannot be overestimated.

All these features, any one of which would commend the section to the thoughtful buyer, combine to make Cleveland Park in every respect the peer of any suburban property in the vicinity of Washington, whether within the bounds of the District of Columbia or not.

## NATURAL AND ARTIFICIAL ADVANTAGES IN TAKOMA PARK

During the past six years there has been an upheaval in prices and values in Takoma Park, and a second boom has been quietly in progress. The locality was first boomed about twenty years ago, and for a short space almost city prices prevailed and the speculative feature was rampant. Lots were bought and sold the same day with large profit. The effect of this was to drive away the homebuyer. The town suffered from promoters' price inflation and during the depression, which lasted from 1892 to 1896, there was practically no building or demand for property, and prices fell to an unusually low level.

This suburb covers a great deal of ground and many subdivisions, the price per foot ranging from the fraction of a cent to 50 cents, and in a few cases still higher. In addition to its picturesque and rolling situation, Takoma presents some advantages, natural and artificial, not possessed by any other suburb. In the first place the whole town is studded with trees of almost every description known to this section of the country. The pines cluster here and there, and cedar, poplar, oak, hickory, chestnut, and chestnut oak in other places. The locality is drained by several branches, and the

southeastern part of the town contains one of the finest, purest, and largest springs in the country.

In the second place, the Maryland side is provided with a modern system of waterworks, and a fine sewerage plant. The water is taken from the Sligo and almost equals the Takoma springs in purity.

In the third place, the town is provided throughout with granolithic sidewalks costing in the aggregate about \$25,000. The District side is provided with Potomac water, and also with cement sidewalks. In the fourth place, Takoma has one of the prettiest school buildings in the District, and in the fifth place, the town is connected with Washington by both steam and electric railways, with the commutation fare of 6 cents to the city on the former and one fare on the latter.

### THE RECORD FOR COST.

The costliest horse is Ormonde. He brought \$150,000.

The costliest modern painting is Meissonier's "1814," which sold for \$135,000.

The costliest building is the Milan cathedral.

The costliest cigars are the Vuelta Abajos, which sometimes retail at \$4 apiece.

The costliest government is the French. The governmental salaries aggregate \$7,750,000.

The costliest diamond is the Imperial, for which the nizam of Hyderabad paid \$2,150,000.

The costliest dog was a St. Bernard, Philimmon, who sold for \$1,250.

The costliest pipe belongs to the Shah of Persia. It is a jeweled bookah, and its value is put at \$400,000.



A Street Scene in Cleveland Park.

## ALONG THE PROPOSED B., W. & A. RAILWAY

One of the most promising factors in the improvement and upbuilding of suburban Washington and the contiguous territory in Maryland is the proposed Baltimore, Washington and Annapolis Electric railway. More than three years ago this company was organized and spent thousands of dollars in grading, acquiring rights of way and buying material, etc., but unfortunately it was thrown into a receivership. Recently it emerged from this complication, going into new, strong, and progressive hands.

At a heavy expense the old company practically completed the grading of the roadbed and building of bridges, etc., from Chesapeake Junction, the District line, to Odenton, Md. Thousands of ties and other material were placed along its roadway. With this work as a beginning, the new company immediately purchased valuable land in Baltimore for terminal facilities, procured its franchise from the Baltimore city council, and let the construction contract to a Western firm, which guarantees the completion of the road within twelve months.

Already signs of activity are visible along the line. Work has begun at Odenton, going both ways, and several gangs of from twenty to fifty teams each are prepared to complete the grading from that point to Washington, beginning May 7.

Now that the building of the road is assured, there is a noticeable movement in realty along its line. It passes through one of the highest and most healthful sections of Maryland, in many places going continuously for miles through country having an altitude of from 150 to 250 feet, and studded with virgin forests of oak, chestnut, and pine.

The beauty of the scenery, the good character of the soil, the proximity of the residents, and the low price of land along this road make it one of the most desirable sections for a home or a small farm in the vicinity of Washington. The market value of the land is far below that of property in many other localities, having fewer advantages and facilities, and this alone will give a great impetus to rapid increase in values.

Several sales in this section have been made of late, all induced by the certainty of the completion of the road. Some of these sales were to persons who intend to subdivide and market their property in large lots, while many others are buying homes now, in the belief that their purchases will double in value within a few years or less.

There seems to be no doubt among those who know the conditions about the rapid increase in values in this direction.

THE DREAM THAT JOHN HAD.

"Gentlemen," said the proprietor of the great factory, rising from his chair, "owing to the bright sunshine, the balmy atmosphere and—ahem!—the ball game, I have decided to unite with all the other business men in town in declaring a general holiday."

"John, whatever ails you?"

John sat up in bed and rubbed his eyes.

"Really, Julia," he said, sleepily, "I guess I must have been dreaming again!"—Detroit News.



Residence of Clifford Howard—Chevy Chase.

## MARYLAND REAL ESTATE TITLE & INVESTMENT CO.

Purchasers, real estate men, and business investors have long desired responsible certificates of title in the purchase, exchange and investment in suburban and farm properties located in Maryland.

With a view of supplying this need the Maryland Real Estate Title and Investment Company was incorporated about one year ago under the laws of Maryland, with the following well-known men as officers:

President, Charles A. Wells, a well-known retired physician and mayor of Hyattsville, president of the Hyattsville Building Association, the First National Bank of Southern Maryland, and a director in the First National Bank of Hyattsville.

Vice president, Wallace A. Bartlett, of Brentwood, Md., patent attorney, a director in the Hyattsville Building Association, the First National Bank of Southern Maryland, and largely interested in real estate contiguous to the District of Columbia.

Treasurer, R. N. Ryor, former treasurer of Prince George county, Maryland, and now vice president of the First National Bank of Southern Maryland.

Secretary, Howard Moran, assistant treasurer of the Home Savings Bank, of Washington.

Counsel, Wells & Wells, and F. Snowden Hill.

To real estate men this company offers exceptional advantages in the closing up of loans, sales, etc., by bringing the purchaser and seller together on the filing with it of the contract of sale and purchase price, and possesses a system, approved by long experience for the settlement of the difficulties that arise in such transactions.

To the intended purchaser of a suburban home the company guarantees, at a minimum cost, a title supported by a responsible firm.

The merited success of the company so far speaks well for its future and to all who have business within its scope expediency, accuracy, and security in all matters submitted are guaranteed.

## Great Hopes Entertained For Livingstone Heights

In a Section Recently Opened Up by the Great Falls and Old Dominion Electric Line.

Three miles up the Potomac, on the Virginia side of the river, is situated a suburban section of Washington known as Livingstone Heights, one of the most picturesque localities in a notably picturesque State.

Rising from the banks of the river to a height of four hundred feet above the sea level, this section overlooks all the surrounding country, with Washington far below it to the east, and with a beautiful stretch of table land reaching to the foothills of the Blue Ridge to the west.

For many years the beauties of this section have been known and commented upon by those familiar with the sites around Washington suitable for suburban subdivisions. The same difficulty which has confronted so many other valuable properties in the vicinity of the Capital, and which has prevented them from being developed, was to be found here until very recently. The transportation facilities to and from the city were so unsatisfactory as to make it practically impossible for a person engaged in business in the District to live on Livingstone Heights.

A Fashionable Suburb.

The many advantages of this section was one of the incentives to the Great Falls and Old Dominion Railway Company to construct their electric line from Georgetown, across the Aqueduct bridge, on up the Potomac, through the Heights in the direction of Great Falls.

Which is some miles further up the river. This road has been completed to a point some distance beyond Livingstone Heights, and today this suburb presents some of the most attractive features to be found in any property in the entire country surrounding Washington. Prior to the completion of the electric line as far as Livingstone Heights, a number of people began to erect homes on this beautiful plateau, and since the real character of the territory has become more widely known there has been a remarkable increase in the number of persons interested in securing land in this section.

Being three miles from the heart of the city, this suburban property appeals more strongly to the wealthier classes than to the laboring class, as it takes an appreciable time to go to and come from the business and manufacturing centers.

Furthermore, the environment is so picturesque that the owners long ago decided that only homes in keeping with the physical beauties of the landscape should be allowed in this section, and for that reason the prices are beyond the means of the average wage earner.

The homes that have already been erected on Livingstone Heights are most attractive from an architectural standpoint. They have set a standard of beauty to which all prospective builders will adhere from a feeling of personal pride.

For these and numerous other reasons it is believed that no section of suburban Washington will attain a more rapid or more satisfactory growth within the next five or ten years.

The advantages afforded by this section are worthy of investigation and consideration at the hands of all parties who are contemplating the erection of suburban homes.

### Why Livingstone Heights Should Develop Rapidly

Has the unusually high elevation of 400 feet.

Located in one of the most picturesque sections of Virginia.

Only homes of artistic merit being erected.

Electric light and power, water and sewerage systems.

Splendid car service, over well-balanced double track.

One fare to Washington, the trip being made in twenty minutes.

Fertile soil and beautiful shade trees.

Livingstone Heights, therefore, will be one of the fashionable suburban sections of the Capital.

Many Advantages of the Section.

The environment of Livingstone Heights, and adjacent territory, is well in keeping with the use to which the property has been designated. The contour of the land lends itself easily to the erection of picturesque homes, which will excite the admiration of visitors.

This suburban property will also have many advantages of which less favored sections now stand in need. The same power which is utilized by the electric railway will supply the homes of residents with electric lights, and a splendid water and sewerage system is promised for the immediate future.

The car service to the city, while at the present time quite good, will be much improved when all the cars which have been ordered arrive. A schedule of ten minutes during the rush hours of the day is promised, and the run from Livingstone Heights to the Treasury building only requires twenty minutes.

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## These Houses Only \$3,800



Corner Seventh and I southwest. Six large rooms; reception hall; cellar full depth; furnace heat; bay windows; tiled bath and vestibule, tiled mantels. Cannot be duplicated for the money. I invite you to inspect these houses before buying elsewhere. They are built by day labor. Out of the number of thirty-seven houses, all having been built in this square in the last ten months by one party, there are now only a small number left, proving conclusively that the opportunity of getting one of these houses will not be before you long.

OPEN—See Watchman

**FLOYD E. DAVIS**  
7th and E Sts. S. W.

## Do You Want a Charming City Home With All the Advantages of the Country?

Take a Look Today, Tomorrow, or Next Week at Those

## PRINCELY PETWORTH PALACES

Shepherd Street, East of Brightwood Avenue.

These handsome new houses, just completing, are excellent in style and arrangement, and contain many attractive features.

Six spacious, outside rooms; tiled baths; porcelain tubs; furnace heat; large cellar under entire house; stationary wash tubs; servants' toilet.

Handsome Colonial porches. Delightfully large front lawn and rear yard.

New Ideas! Novel Features! Absolutely Modern in Every Respect!

**\$200 Cash Buys These Houses.**

Balance \$25 Monthly. Total Cost Price, \$4,500.

**WILLIGE, GIBBS & DANIEL,**

603 and 605 Thirteenth Street N. W.

## CLEVELAND PARK

Most Attractive and Desirable Suburb Near Washington

Beautiful scenery—high, healthy location—artistic residences—convenient to the city and having all city conveniences. It's the ideal suburb—practically on the edge of the city. The magnificent Conn. Ave. Bridge now being built at the cost of over \$1,000,000 will bring this property half a mile nearer Washington's best residence section.

### Artistic Homes



A Handsome Home Like This Illustration \$7,500 and Upward

Choice location on Macomb street. Macomb street will be one of the most desirable streets in Cleveland Park, now being improved—street macadamized—granolithic sidewalk, etc.—just off Conn. Avenue. See these houses—our representative on the premises Sunday afternoon, or call any week day. Autos and carriages to convey you to the Park.

**Moore & Hill (Inc.)**

Exclusive Agents

717 Fourteenth Street